

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: REQUEST FOR SPECIAL EXCEPTION FOR THE PERMANENT PLACEMENT OF A MOBILE HOME IN THE A-1 (AGRICULTURE DISTRICT) AT 3848 MOORES STATION ROAD; (DUANE GRIFFITH, APPLICANT).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Earnest McDonald **CONTACT:** Kathy Fall **EXT.** 7389

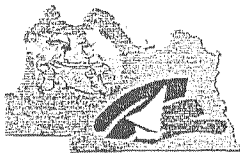
Agenda Date 9-27-04 **Regular** ☐ **Consent** ☐ **Public Hearing – 6:00** ☒

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION FOR THE PERMANENT PLACEMENT OF A MOBILE HOME IN THE A-1 (AGRICULTURE DISTRICT) AT 3848 MOORES STATION ROAD; (DUANE GRIFFITH, APPLICANT).; OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION FOR THE PERMANENT PLACEMENT OF A MOBILE HOME IN THE A-1 (AGRICULTURE DISTRICT) AT 3848 MOORES STATION ROAD; (DUANE GRIFFITH, APPLICANT).; OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	DUANE GRIFFITH, APPLICANT 3848 MOORES STATION ROAD SANFORD, FL 32772	A-1 DISTRICT, LDC SECTIONS 30.104 (A-1 CONDITIONAL USES) & 30.1401 (MOBILE HOME SITING STANDARDS)
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • THE APPLICANT PROPOSES TO REPLACE AN EXISTING 1973 MOBILE HOME, WHICH WAS DESTROYED BY HURRICANE CHARLEY WITH A NEW MOBILE HOME IN THE A-1 DISTRICT, WHERE MOBILE HOMES ARE ALLOWED ONLY BY SPECIAL EXCEPTION. • THE REQUEST WAS RECEIVED ON THE DEADLINE FOR ADVERTISEMENT OF THE SEPTEMBER PUBIC HEARING. • STAFF DECIDED TO SCHEDULE THIS ITEM FOR IMMEDIATE BOA CONSIDERATION TO RESPOND TO THE URGENCY OF THE APPLICANT'S HOUSING SITUATION. • WITH THE PROPERTY'S LOCATION IN THE SANFORD-ORLANDO INTERNATIONAL AIRPORT PROPERTY 	

	EXPANSION AREA, STAFF IS COORDINATING ITS RECOMMENDATIONS WITH THE CITY OF SANFORD, REPRESENTATIVES FROM THE AIRPORT AND THE DEVELOPMENT REVIEW COMMITTEE (DRC); FOR THIS REASON, RECOMMENDATIONS WILL BE PRESENTED AT THE PUBLIC HEARING.			
ZONING & FLU	DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY
	SITE	A-1	HIP-AP	MOBILE HOME
	NORTH	M-1	INDUSTRIAL	VACANT
	SOUTH	CITY OF SANFORD		VACANT
	EAST	CITY OF SANFORD		SINGLE-FAMILY
	WEST	A-1	HIP-AP	SINGLE-FAMILY
STAFF RECOMMENDATION	FOR THE REASONS STATED ELSEWHERE IN THIS REPORT, STAFF RECOMMENDATIONS WILL BE PRESENTED AT THE PUBLIC HEARING.			



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION
1101 EAST FIRST STREET
SANFORD, FL 32771
(407) 665-7444 PHONE (407) 665-7385 FAX APPL.NO. BM 2004-019

APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division. Applications for SPECIAL EXCEPTION shall only be received for processing following pre-application conference.

APPLICATION TYPE:

☐ **VARIANCE**

☐ **SPECIAL EXCEPTION**

☒ **MOBILE HOME SPECIAL EXCEPTION** Request for permanent placement of a mobile home -

☐ EXISTING ☐ PROPOSED ☒ REPLACEMENT

MOBILE HOME IS FOR RESIDENCE

YEAR OF MOBILE HOME 1973 SIZE OF MOBILE HOME 864 SF

ANTICIPATED TIME MOBILE HOME IS NEEDED NOW

PLAN TO BUILD ☐ YES ☒ NO IF SO, WHEN

MEDICAL HARDSHIP ☐ YES (LETTER FROM DOCTOR REQUIRED) ☐ NO

☐ **APPEAL FROM DECISION OF THE PLANNING MANAGER**

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME	<u>W. DUANE GRIFFITH, JR.</u>	
ADDRESS	<u>PO Box 728</u>	
	<u>SANFORD FL 32772</u>	
PHONE 1	<u>407-402-3488</u>	
PHONE 2	<u>407-328-9999</u>	
E-MAIL		

PROJECT NAME: _____

SITE ADDRESS: 3848 MOORES STATION ROAD

CURRENT USE OF PROPERTY: _____

LEGAL DESCRIPTION: SEC 04, TWP 20S, RGE 31E W 1/2 OF NE 1/4 OF SW 1/4 OF SE 1/4

SIZE OF PROPERTY: 5 acre(s) PARCEL I.D. 04-20-31-300-0400-0000

UTILITIES: ☐ WATER ☒ WELL ☐ SEWER ☒ SEPTIC TANK ☐ OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS NONE

IS PROPERTY ACCESSIBLE FOR INSPECTION ☒ YES ☐ NO

This request will be considered at the Board of Adjustment regular meeting on 9/27/04 (mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

W. Duane Griffith, Jr.
SIGNATURE OF OWNER OR AGENT*

9-9-04
DATE

ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

VARIANCE 8:

APPEAL FROM BOA DECISION TO BCC

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME		
ADDRESS		
PHONE 1		
PHONE 2		
E-MAIL		

NATURE OF THE APPEAL

BCC PUBLIC HEARING DATE

FOR OFFICE USE ONLY

PROCESSING:

FEE: Waived per Math COMMISSION DISTRICT 5 FLU / ZONING H1P-AP/A-1
 LOCATION FURTHER DESCRIBED AS on the north side of Moores Station Rd approx. 830' east of Beardsall Av.

PLANNER JV DATE 9/10/04

SUFFICIENCY COMMENTS

14A1

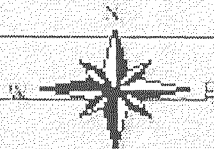
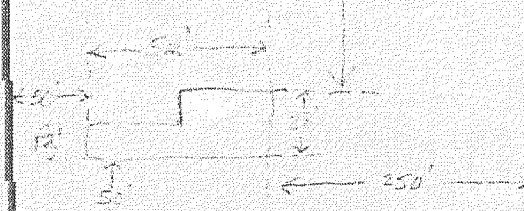
0410

32A0

0400

042A

32A1



MOORE'S STATION RD

33A2


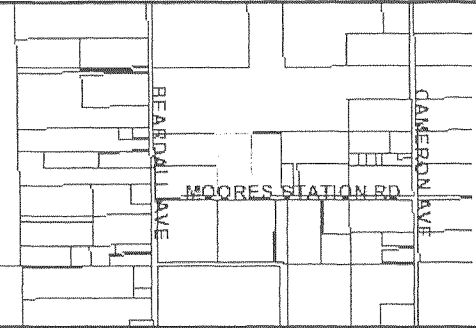
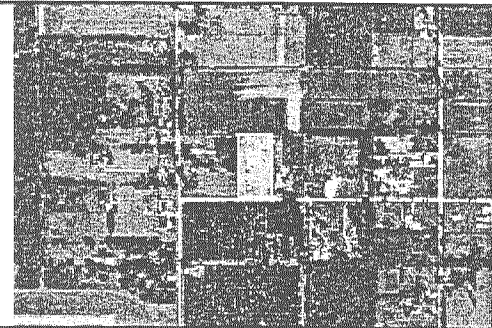
33A1

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Seminole County Property Appraiser - Copyright (C) 2000-2003



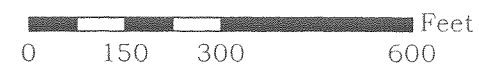
Personal Property Please Select Account

PARCEL DETAIL	REAL ESTATE	PERSONAL PROP	TAX ROLL	SALES SEARCH	◀ ◁ Back ▷ ▶																																																						
 <p>Seminole County Property Appraiser Services 1101 E. First St. Sanford, FL 32771 407-665-7506</p>																																																											
GENERAL Parcel Id: 04-20-31-300-0400-0000 Tax District: 01-TX DIST 1 - COUNTY Owner: GRIFFITH WALTER D SR & FREDIA Exemptions: Own/Addr: R & GRIFFITH W DUANE JR ET AL Address: PO BOX 1033 City,State,ZipCode: GENEVA FL 32732 Property Address: 3848 MOORE STATION RD SANFORD 32771 Facility Name: Dor: 48-WAREHOUSE-DISTR & ST				2004 WORKING VALUE SUMMARY Value Method: Market Number of Buildings: 3 Depreciated Bldg Value: \$177,698 Depreciated EXFT Value: \$13,325 Land Value (Market): \$50,000 Land Value Ag: \$0 Just/Market Value: \$241,023 Assessed Value (SOH): \$241,023 Exempt Value: \$0 Taxable Value: \$241,023 2004 Notice of Proposed Property Tax																																																							
SALES <table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>03/1997</td> <td>03208</td> <td>1505</td> <td>\$200,000</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>07/1992</td> <td>02458</td> <td>1784</td> <td>\$97,000</td> <td>Improved</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>02/1986</td> <td>01710</td> <td>1619</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1975</td> <td>01049</td> <td>1007</td> <td>\$23,500</td> <td>Improved</td> </tr> </tbody> </table> Find Comparable Sales within this DOR Code				Deed	Date	Book	Page	Amount	Vac/Imp	WARRANTY DEED	03/1997	03208	1505	\$200,000	Improved	WARRANTY DEED	07/1992	02458	1784	\$97,000	Improved	QUIT CLAIM DEED	02/1986	01710	1619	\$100	Improved	WARRANTY DEED	01/1975	01049	1007	\$23,500	Improved	2003 VALUE SUMMARY 2003 Tax Bill Amount: \$4,038 2003 Taxable Value: \$235,558 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS																									
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NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes. you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.																																																											

BACK

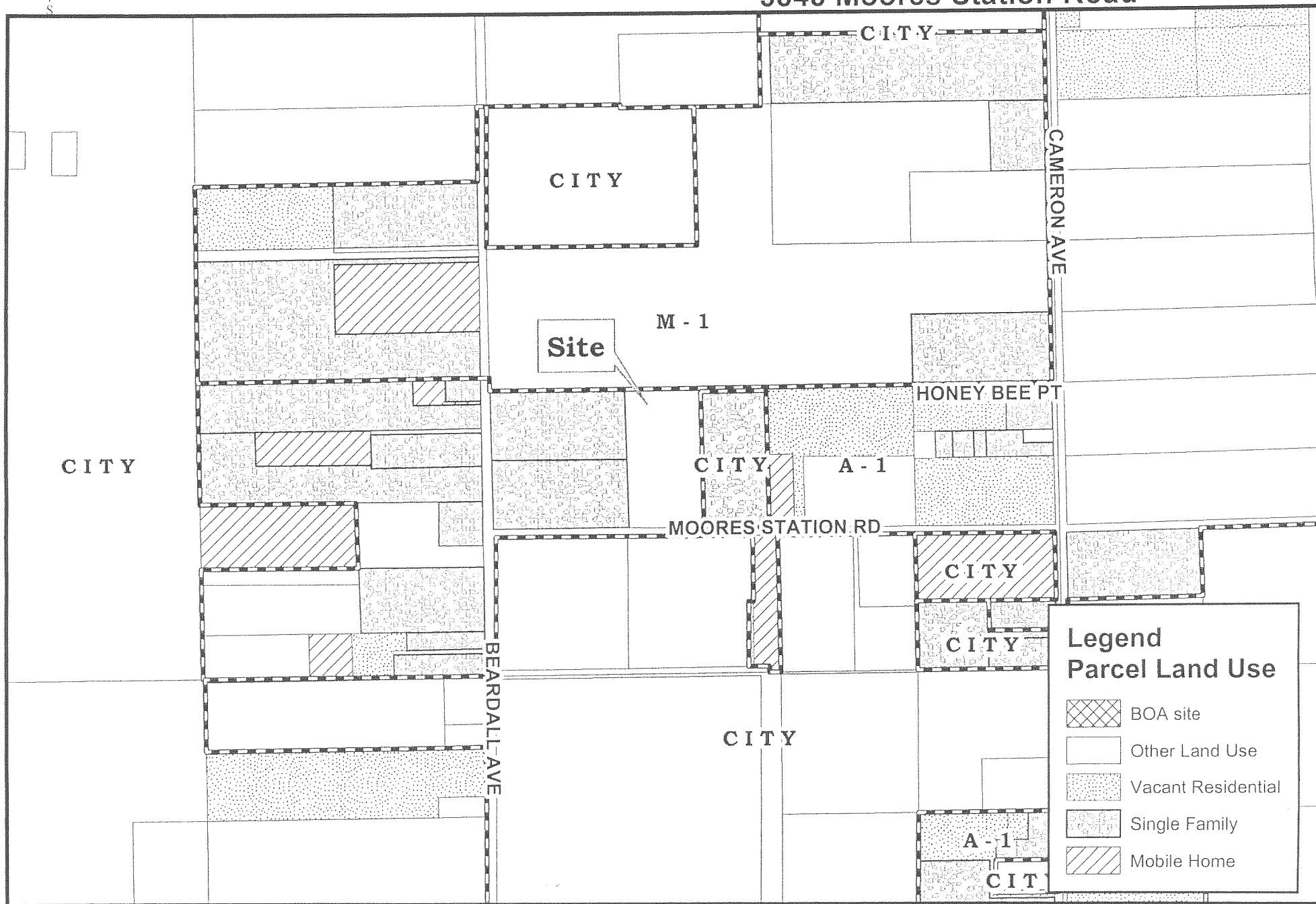
PROPERTY APPRAISER
HOME PAGE

CONTACT





W. Duane Griffith, Jr.
3848 Moores Station Road



SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On September 27, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 04 TWP 20S RGE 31E W ½ OF NE ¼ OF SW ¼ OF SE ¼

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: GRIFFITH
3848 MOORE STATION ROAD
SANFORD, FL 32732

Site Address: 3848 MOORE STATION ROAD

Requested Development Approval:

1. SPECIAL EXCEPTION FOR THE PERMANENT PLACEMENT OF A MOBILE HOME IN THE A-1 ZONING DISTRICT.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Kathy Fall
1101 East First Street
Sanford, Florida 32771

Order**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

THE VARIANCE GRANTED SHALL APPLY ONLY TO THE PROPOSED MOBILE HOME, AS DEPICTED ON THE ATTACHED SITE PLAN.

- (4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Matthew West
Planning Manager

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Matthew West who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2004.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: